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The Real Estate Consultants
LB Property Management

Donald R. Duckworth
Executive Director

March 30, 2011

Ms. Miranda Paster
Office of the City Clerk
City of Los Angeles
City Hall, Room 224
200 North Spring Street
Los Angeles, CA 90012

RE: Westchester BID Invoice for Assessment Funds

Dear Ms. Paster:

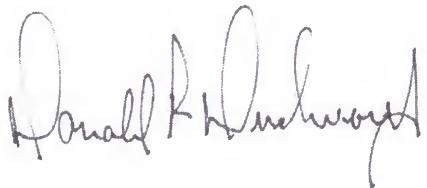
Pursuant to Agreement #C112337 (City Council File No. 05-0367), the Westchester Business Improvement Association (WBIA) hereby requests payment of \$173,826.57 as detailed below:

| | |
|---|---------------|
| Agency Account #18883 | |
| County Remittance Received on 02/18/2011 | \$ 3,150.17 |
| Accrued Interest from 10/01/10 – 12/31/10 | \$ 211.93 |
| County Remittance Received on 01/20/2011 | \$ 26,529.50 |
| County Remittance Received on 12/20/2010 | \$ 106,038.00 |
| Recovery cost 2011 | \$ -7,958.85 |
| County Remittance Received on 11/19/2010 | \$ 7,943.13 |
| Accrued Interest from 07/01/10 - 09/30/10 | \$ 749.28 |
| County Remittance Received on 05/20/2010 | \$ 36,467.40 |
| Accrued Interest from 04/01/10 - 06/30/10 | \$ 696.01 |
| Available for Reimbursement | \$ 173,826.57 |

I certify that: the payment requested will be expended in accordance with the provisions of the Management District Plan for the Westchester Business Improvement District; that I represent the WBIA; and, that I am authorized to make this request on behalf of the organization.

Please electronically transfer this payment to "Westchester Business Improvement Association." The appropriate banking information is on file in the City Clerk's Office.

Sincerely,



Donald R. Duckworth
Executive Director

CC: Rosemarie Hinkson, Office of the City Clerk
Paul Makowski, Office of the City Clerk
Accounts Payable / Special Assessment Section, Office of the City Clerk